

# MAYOR & COUNCIL AGENDA COVER SHEET

**MEETING DATE:**

**October 18, 2004**

**CALL TO PODIUM:**

**Mark DePoe**

**RESPONSIBLE STAFF:**

**Mark DePoe, Long Range  
Planning Director**

**Jacqueline Marsh, Planner**

**AGENDA ITEM:**

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
X	Public Hearing "JOINT"
	Historic District Commission
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

**PUBLIC HEARING HISTORY:**

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	9/22/2004
	9/29/2004
Hearing Date	10/18/2004
Record Held Open	
Policy Discussion	

**TITLE: Z-297 Sketch Plan Amendment**

**Amend Sketch Plan Application Z-278, for approximately 125.5 acres of property known as the Betty B. Casey property.**

**SUPPORTING BACKGROUND:**

Peter Henry, of B. P. Realty Investments, has submitted this proposal to amend Sketch Plan Application Z-278, for approximately 125.5 acres of property known as the Betty B. Casey property. This site is located between CSX Railroad tracks and I-270, north of Metropolitan Road.

This application proposes three (3) development options of differing scenarios that include single-family attached and detached residential units, 3-over-2 residential condominium units, multi-family residential units, office buildings with first floor retail, and a hotel/cinema complex.

Following the public hearing, Staff will work with the applicant to address the concerns of the public. Staff is recommending that the Mayor and City Council and Planning Commission hold the record open indefinitely. Staff is requesting guidance on possible work sessions.

**Attached:**

- Exhibit 1: Sketch Plan Amendment Application
- Exhibit 2: Supplement to Sketch Plan Amendment Application
- Exhibit 3: List of Adjacent Property Owners
- Exhibit 4: Legal Advertisement
- Exhibit 5: Public Hearing Notification
- Exhibit 6: Development Option Breakdown
- Exhibit 17: October 13, 2004 letter from Douglas Carter
- Exhibit 7: Sketch Plan Cover Sheet
- Exhibit 8: Sketch Plan Option 1
- Exhibit 9: Sketch Plan Option 2
- Exhibit 10: Sketch Plan Option 3

**DESIRED OUTCOME:**

**Hold Public Hearing. Keep Record Open Indefinitely. Provide guidance on work sessions.**

# AMENDMENT TO THE ZONING MAP

(Amendment to Sketch Plan)

In accordance with Chapter 24 Article VIII of the City Code

Application No. Z	2-297
Filing Date	8-4-04
Fee	\$2,600.00 (P)
PC Hearing	
PC Recommendation	
M & CC Hearing	
Decision	
Date	

**SUBJECT PROPERTY** Betty B. Casey, Trustee, containing 125.2 acres of land

Address (if none, the location with respect to streets) None. Located between CSX Railroad tracks and I-270, north of Metropolitan Grove Road

Lot --- Block --- Subdivision ---

Parcels P33, P211, P888 and P910

**REQUESTED CHANGE**

From the existing MXD Zone to the MXD Zone (amend sketch plan)

Optional Method of Development (check if applicable)

\*Note: The optional method is excluded from the RA Zone and the MXD Zone.

**APPLICANT(S)** B. P. Realty Investments, LLC

Address 10000 Falls Rd., Suite 100, Potomac, MD 20854 Telephone 301-295-2099

**OWNER(S)** Betty B. Casey, Trustee

Address c/o Casey Management Company Telephone 301-948-4546  
800 South Frederick Ave., Gaithersburg, MD 20877

**TAX ASSESSMENT INFORMATION**

As shown on the tax docket of the State Department of Assessment and Taxation, Montgomery County, or on the Montgomery County, Maryland Real Estate Tax Bill.

DISTRICT SUBDIVISION	ACCOUNT NUMBER	LOT	BLOCK	ACRES/FEET	SUBDIVISION OR TRACT NAME
9- 201	03436251		P910		
9- 201	00836698		P880		
9- 201	00821777		P211		
9- 201	00818234		P33		
9-			<b>Total</b>	<b>125.2 Acres</b>	
9-					

**ZONING HISTORY**

List below the application numbers, date of filing, and actions taken on all applications filed within 3 years prior to this date for the reclassification of the whole or any part of the land above described.

APPLICATION #	DATE FILED	ACTION TAKEN
N/A		

continued on reverse side



**SUBMISSION REQUIREMENTS**

- **Map or plat** prepared by registered surveyor or engineer showing land and existing buildings for which the map amendment is sought, the bordering properties, streets and street names, lot and block designations, north arrow and key map, age and location of existing buildings, property size in acres/square feet. The area which is the subject of the application should be outlined in red. (10 copies)
- **Legal metes and bounds** of property
- **Fee** (see separate schedule)
- **List of names and addresses** of all property owners within 200 feet of any boundary of subject property
- **Statement** demonstrating a change in the neighborhood or a mistake in the Master Plan

**If Optional Method submit also:**

- **Schematic Development Plan** (which needs to include):
  - Uses of all buildings and structures
  - Location, height, dimensions of all buildings, structures, and parking areas, dimensions of all buildings
  - Location of points of access to site
  - Existing topography (contours of not more than 5-foot intervals) 100-year flood plains, and other natural features
  - Utility Easements
  - Natural Resource Inventory (See Environmental Standards)
- **Proposed Covenant**
- **Statements:**

Applicant proposes to limit uses on the subject parcel to the following: N/A

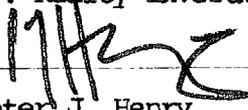
Applicant has submitted Schematic Development Plan which imposes the following limitations of development standards: N/A

**\*See additional information in support of application on attached supplement sheet.**

**ADDITIONAL INFORMATION**

Within five (5) days after filing the application, the applicant shall erect appropriate signs, posting notice of the requested zoning map amendment; public hearing (per Section 24-196e of the City Code). The signs are made available to the applicant from the City staff and must remain posted until thirty (30) days after the decision on the application.

**I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.**  
B. P. Realty Investments, LLC

Applicant's Signature By  Date August 4, 2004

Owner's Signature Peter J. Henry Date \_\_\_\_\_

**SUPPLEMENT TO LOCAL MAP AMENDMENT APPLICATION  
(SKETCH PLAN AMENDMENT)  
PROPERTY OF BETTY B. CASEY, TRUSTEE**

1. The application submitted is consistent with the recommendations of the "Mixed Use" Office – Residential with a Commercial Component (Land Use Option "C", p. 126, Land Use Plan of 2003 Master Plan.)
2. The Sketch Plan contains a phasing program as directed by the Master Plan. Parking may be provided initially by surface lots to be replaced and/or supplemented with structured parking as density of the project increases.
3. The Applicant and Property Owner reserve all rights and claims to which they are entitled under the Constitution, laws, codes and regulations of the United States, the State of Maryland and the City of Gaithersburg which may arise as a result of, among other claims, violation of due process, violation of equal protection and taking of property without just compensation.
4. As a result of this being an amendment of an approved Sketch Plan, no justification for "change or mistake" is required.
5. The subject property contains no buildings. The surrounding areas are required to be shown for information purposes by the Master Plan and contain buildings of various ages.



# Casey Property West P 910

LIST OF ADJOINING & CONFRONTING PROPERTY OWNERS  
8/3/04

<u>NAME</u>	<u>ADDRESS</u>	<u>LOT/BLOCK</u>
MR 270 NMD I LLC	C/O Monument Realty, LLC 1155 Connecticut Ave NW FL 7 Washington, DC 20036-4306	N860
England, Jonathan S ET AL	Metropolitan Grove Park c/o Devlin Lumber Co. PB 1306 Rockville, MD 20850	P021
Michael Berceci, Et Al.	11510 Game Preserve Road Gaithersburg, MD 20878-1011	P717, P715
Montgomery County	101 Monroe Street Rockville, MD 20850-2540	P435, P398, N368
Augusta B. McGown, Et Al.	4890 Chevy Chase Boulevard Chevy Chase, MD 20815-5340	P707, P800
City of Gaithersburg	31 South Summit Avenue Gaithersburg, MD 20877	P138
Conrad L. & I. A. Mills	14430 Dufief Mill Road Gaithersburg, MD 20878-3833	P304
Nationsbank	c/o Edward L. Burns, Res. P.O. Box 267 Washington, DC 20044-0267	P342
Howard, Kevin	7510 Brink Road Gaithersburg, MD 20882-1610	P241
George & L. Stevenson	8114 Brink Road Gaithersburg, MD 20882-4856	P238

**Rodgers Consulting, Inc**

Y:\776a\ADJACENT OWNERS\0301 MILLER AdjContParklandsRevised.doc



**Casey Property West  
P 910**

**LIST OF ADJOINING & CONFRONTING PROPERTY OWNERS  
8/3/04**

Mor. Ben	7061 Columbia Gateway Drive Columbia, MD 21046-2539	N139, N142
State of Maryland	Dept. of Natural Resources Tawes State Office Building Annapolis, MD 21401	P778
William O. & H. E. Lee	c/o Asby G Stewart 705 Douglas Ave Rockville, MD 20850	P310
Robert F. Silverberg	3904 Calverton Drive Hyattsville, MD 20782-1010	P909
St. of MD Dept. of Forests & Parks	Tawes State Office Building Annapolis, MD 21401	P284
CSX Transportation, Inc.	500 Water Street Jacksonville, FL 32202-4423	P325
State of Maryland	Tawes State Office Building Annapolis, MD 21401	P564
Robert Rosenthal	1100 S Glebe Road Arlington, VA 22204-4309	P305
Humane Society of the United States	2100 L Street NW Washington, DC 20037-1525	N526
<i>BENNINGTON CORP. CNTR.</i>		
First Federal Corporation	75 W. Watkins Mill Road Gaithersburg, MD 20878-4021	N091 (Parcel F)

**Casey Property West  
P 910**

**LIST OF ADJOINING & CONFRONTING PROPERTY OWNERS  
8/3/04**

ARE-W Watkins Mill LLC	c/o Deloitte & Touche, LLP 2235 Faraday Ave., Suite O Carlsbad, CA 92008-7215	N243 (Parcel B)
<i>METROPOLITAN GROVE PARK SUBDIVISION</i>		
Daniel, Daniel & Daniel	5500 MacArthur Boulevard, NW Washington, DC 20016-2536	Lot 15
ARE-Metropolitan Grove I LLC	c/o Deloitte & Touche, LLP 2235 Faraday Ave., Suite O Carlsbad, CA 92008-7215	N459 (Pt. Par. A)
Halcyon Associates	5500 MacArthur Boulevard, NW Washington, DC 20016-2536	Lot 14
State of Maryland Plant Facilities Dev. Div.	6601 Ritchie Highway #224 NE Glen Burnie, MD 21061-2361	Lot 1
RSI Leasing, Inc. Co.	1 Metropolitan Grove Road Gaithersburg, MD 20878-4014	Lot 12
<i>ECHO DALE SUBDIVISION</i>		
Bennington Community Assoc., Inc.	29 Goodport Lane Gaithersburg, MD 20878	Par. UU, Par. RR, Par. NN, Par. FF
Nelson R. & S. E. Quinonez	10 Honey Brook Circle Gaithersburg, MD 20878-1067	Lot 4, Block 44
Charles A. & S. J. Simko	12 Honey Brook Circle Gaithersburg, MD 20878-1067	Lot 3, Block 44
Gofreed, Sharon Anne	14 Honey Brook Circle Gaithersburg, MD 20878-1067	Lot 2, Block 44

**Casey Property West  
P 910**

LIST OF ADJOINING & CONFRONTING PROPERTY OWNERS

8/3/04

Michael P. & J. Divive	16 Honey Brook Circle Gaithersburg, MD 20878-1067	Lot 1, Block 44
Anthony C. Gatz	11 Honey Brook Circle Gaithersburg, MD 20878-1063	Lot 4, Block 45
Hunphreys, Kevin P	13 Honey Brook Circle Gaithersburg, MD 20878-1063	Lot 3, Block 45
John K. Cochran	15 Honey Brook Circle Gaithersburg, MD 20878-1063	Lot 2, Block 45
Pierre F. A. & M. C. R. Chery	17 Honey Brook Circle Gaithersburg, MD 20878-1063	Lot 1, Block 45
William J. McMahon, 3rd	1 Shuttle Court Gaithersburg, MD 20878-1004	Lot 9, Block 46
Barbara J. Tomlinson	3 Wicker Place Gaithersburg, MD 20878-1034	Lot 2, Block 47
Phillips, Dwight & Lisa	5 Wicker Place Gaithersburg, MD 20878-1034	Lot 3, Block 47
Susan T. Bennett, Et Al.	7 Wicker Place Gaithersburg, MD 20878-1034	Lot 4, Block 47
Paul H. Young & Gail R. Katz	9 Wicker Place Gaithersburg, MD 20878-1034	Lot 5, Block 47
Balcazar, Oscar	1 Wicker Place Gaithersburg, MD 20878-1034	Lot 1, Block 47

**Casey Property West  
P 910**

**LIST OF ADJOINING & CONFRONTING PROPERTY OWNERS  
8/3/04**

Charles M. & J. L. Dantrassy	6 Honey Brook Circle Gaithersburg, MD 20878-1067	Lot 6, Block 44
Dahan, Karin A	8 Honey Brook Circle Gaithersburg, MD 20878-1067	Lot 5, Block 44
Mary A. White	9 Honey Brook Circle Gaithersburg, MD 20878-1063	Lot 5, Block 45

*LONG DRAFT OAKS  
SUBDIVISION*

Hiers, George C & Heidi D	11592 Game Preserve Road Gaithersburg, MD 20878-1011	Lot 20
Sutton, Stewart A & Janet P	11440 Game Preserve Road Gaithersburg, MD 20878-1011	Lot 19



**Gaithersburg**  
A CHARACTER COUNTS! CITY

September 15, 2004

Law Section  
The Gaithersburg Gazette  
P.O. Caller 6006  
Gaithersburg, Maryland 20884

Dear Ms. Major:

Please publish the following legal advertisement in the **September 22 and 29, 2004**, issues of the Gaithersburg Gazette.

Sincerely,

Mark A. DePoe  
Planner

ASSIGN CODE: Z-297

Acct. No. 133649

**NOTICE OF PUBLIC HEARING**

The Mayor and City Council and Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on Amendment to Sketch Plan Application Z-297, filed by B.P. Realty Investments, LLC, on

MONDAY  
OCTOBER 18, 2004  
AT 7:30 P.M.

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests an amendment to Sketch Plan Application Z-278, for approximately 125.5 acres of property of Betty B. Casey. The site is located between the CSX Railroad tracks and I-270, north of Metropolitan Grove Road. The application proposes three (3) development options of differing scenarios that include single-family attached and detached residential units, 3-over-2 residential condominium units, multi-family residential units, office buildings with first floor retail, and a hotel/cinema complex.

Further information is available from the Department of Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Mark A. DePoe  
Long Range Planning Director

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098  
301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@ci.gaithersburg.md.us • www.ci.gaithersburg.md.us

MAYOR  
Sidney A. Katz

COUNCIL MEMBERS  
Stanley J. Alster  
Geraldine E. Edens  
Henry F. Marraffa, Jr.  
John B. Schlichting  
Ann T. Somerset

CITY MANAGER  
David B. Humpton





*Gaithersburg*

A CHARACTER COUNTS! CITY

CITY OF GAITHERSBURG  
31 South Summit Avenue  
Gaithersburg, Maryland 20877  
Telephone: 301-258-6330

**NOTICE OF JOINT PUBLIC HEARING**

The City of Gaithersburg Mayor and Council and Planning Commission will conduct a public hearing at the time and place noted below.

*Meeting:* **MAYOR & CITY COUNCIL**  
*Application Type:* **AMENDMENT TO SKETCH PLAN**  
*File Number:* **Z-297**  
*Location:* **NORTH OF METROPOLITAN GROVE ROAD**  
*Applicant:* **B.P. REALTY INVESTMENTS, LLP**  
*Development:* **MIXED USE**  
*Day/ Date/Time:* **MONDAY, OCTOBER 18, 7:30 P.M.**  
*Place:* **COUNCIL CHAMBERS, GAITHERSBURG CITY HALL  
31 SOUTH SUMMIT AVENUE**

**\*\*\*IMPORTANT\*\*\***

This is a proposal to amend Sketch Plan Application Z-278, for approximately 125.5 acres of property of Betty B. Casey. The site is located between the CSX Railroad tracks and I-270, north of Metropolitan Grove Road. The application proposes three (3) development options of differing scenarios that include single-family attached and detached residential units, 3-over-2 residential condominium units, multi-family residential units, office buildings with first floor retail, and a hotel/cinema complex. This is the first public hearing in a series of public opportunities to participate. Contact the Planning and Code Administration City Planner (listed below) at (301) 258-6330 if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

Joint Mayor and City Council & Planning Commission meetings can be viewed live on Gaithersburg Cable Television Channel 13, and at anytime (on demand) two weeks after the public hearing via the Internet and Web TV at <http://www.gaithersburgmd.gov>.

CITY OF GAITHERSBURG

By: Mark A. DePoe  
MARK A. DEPOE  
Planning and Code Administration

**SEE LOCATION MAP ON REVERSE SIDE**



**NOTICES SENT THIS 21<sup>ST</sup> DAY OF SEPTEMBER TO:**

**APPLICANT AND INTERESTED PARTIES**

(A list of interested parties and agencies is available in the file in the Planning and Code Administration.)

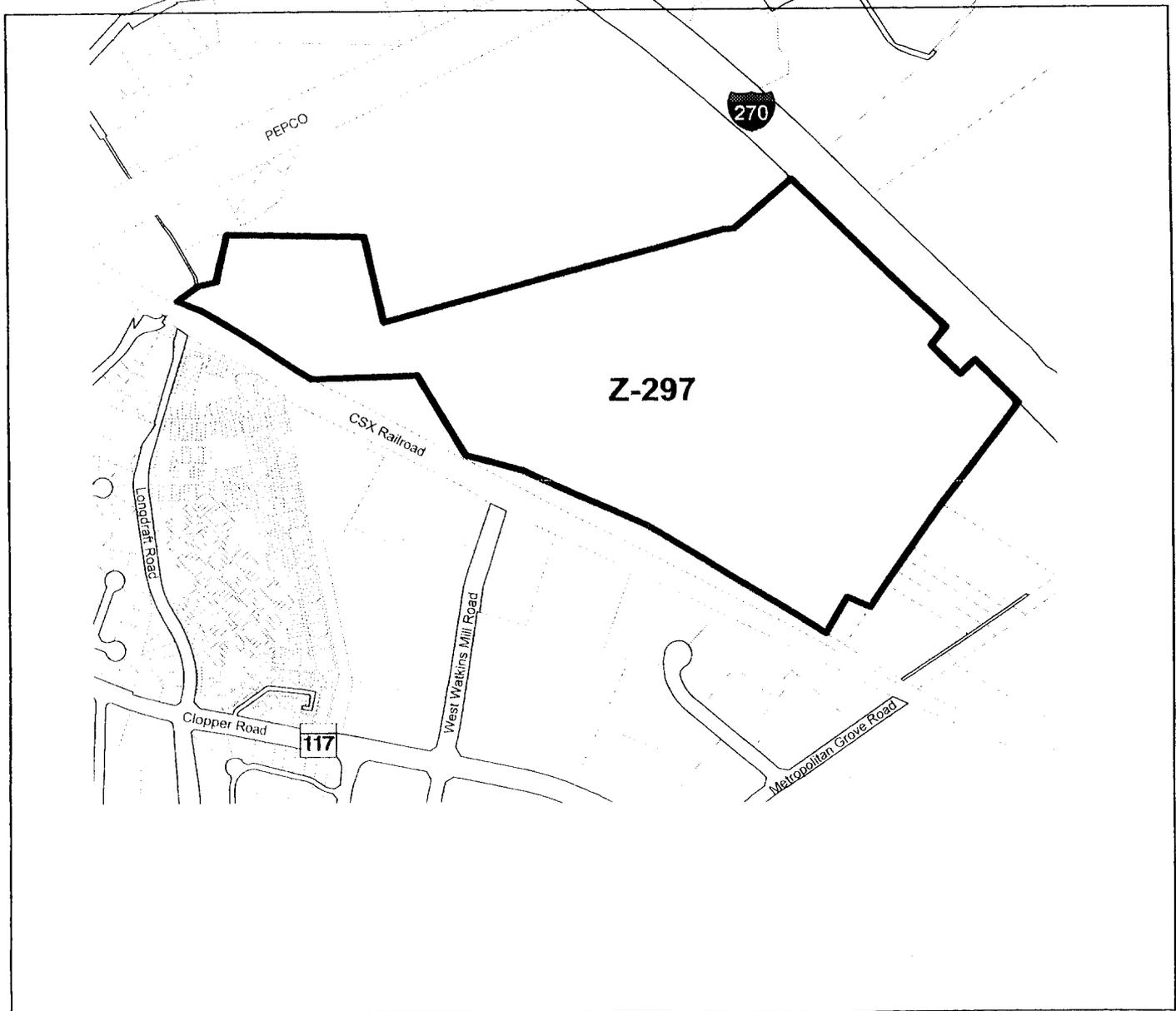
**MAYOR AND COUNCIL**

**PLANNING COMMISSION**

**CITY STAFF**

David B. Humpton, City Manager  
Frederick J. Felton, Assistant City Manager  
Tony Tomasello, Assistant City Manager  
Cathy Borten, City Attorney  
Mary Beth Smith, Public Information Director  
Doris Stokes, Administrative Assistant  
Jeff Baldwin, City Web Administrator (via email)

**LOCATION MAP**



**Z-297 AMENDMENT TO SKETCH PLAN  
DEVELOPMENT OPTIONS**

**Z-297 DEVELOPMENT OPTION 1**

	<b>Residential</b>	<b>Office</b>	<b>Commercial</b>	<b>Hotel/Cinema Complex</b>
<b>Stage A</b>	- 49 SFD - 51 SFA - 478 3/2 TH	- 220,000 sq. ft.	- 20,000 sq. ft. retail/rest.	N/A
<b>Stage B</b>	- 100 3/2 TH	- 220,000 sq. ft.	- 20,000 sq. ft. retail/rest.	N/A
<b>Stage C</b>	N/A	- 530,000 sq. ft.	- 70,000 sq. ft. retail/rest.	- 250 room hotel with 60,000 sq. ft. cinema
<b>Stage D</b>	N/A	N/A	N/A	N/A
<b>Stage E</b>	N/A	N/A	N/A	N/A
<b>TOTALS</b>	- 49 SFD - 51 SFA - 578 3/2 TH	- 970,000 sq. ft.	- 110,000 sq. ft. retail/rest.	- 250 room hotel with 60,000 sq. ft. cinema

**Z-297 DEVELOPMENT OPTION 2**

	<b>Residential</b>	<b>Office</b>	<b>Commercial</b>	<b>Hotel/Cinema Complex</b>
<b>Stage A</b>	- 49 SFD - 51 SFA - 478 3/2 TH	- 220,000 sq. ft.	- 20,000 sq. ft. retail/ rest.	N/A
<b>Stage B</b>	- 100 3/2 TH	- 268,000 sq. ft.	- 20,000 sq. ft. retail/ rest.	N/A
<b>Stage C</b>	N/A	- 478,000 sq. ft.	- 50,000 sq. ft. retail/ rest.	- 250 room hotel with 60,000 sq. ft. cinema
<b>Stage D</b>	N/A	- 230,000 sq. ft.	- 10,000 sq. ft. retail/rest.	N/A
<b>Stage E</b>	N/A	- 230,000 sq. ft.	- 10,000 sq. ft. retail/rest.	N/A
<b>TOTALS</b>	- 49 SFD - 51 SFA - 578 3/2 TH	- 1,426,000 sq. ft.	- 110,000 sq. ft. retail/rest.	- 250 room hotel with 60,000 sq. ft. cinema



### Z-297 DEVELOPMENT OPTION 3

	Residential	Office	Commercial	Hotel/Cinema Complex
<b>Stage A</b>	- 49 SFD - 51 SFA - 478 3/2 TH	- 220,000 sq. ft.	- 20,000 sq. ft. retail/ rest.	N/A
<b>Stage B</b>	- 32 3/2 TH	- 226,000 sq. ft.	- 20,000 sq. ft. retail/ rest.	N/A
<b>Stage C</b>	- 220 MFC	- 498,000 sq. ft.	- 30,000 sq. ft. retail/ rest.	- 250 room hotel with 60,000 sq. ft. cinema
<b>Stage D</b>	- 220 MFC	- 230,000 sq. ft.	- 10,000 sq. ft. retail/rest.	N/A
<b>Stage E</b>	N/A	- 230,000 sq. ft.	- 10,000 sq. ft. retail/rest.	N/A
<b>TOTALS</b>	- 49 SFD - 51 SFA - 510 3/2 TH - 440 MFC	- 1,426,000 sq. ft.	- 110,000 sq. ft. retail/rest.	- 250 room hotel with 60,000 sq. ft. cinema

#### Casey/Metropolitan Special Study Area: Staging Objectives and Project Goals

- Stage A.** Connection between the development and Clopper Road  
*Construction of bridge over CSX rail line and extension of Watkins Mill Road.*
- Stage B.** Additional Road Capacity for Future Watkins Mill Interchange at I-270  
*Completed extension of Watkins Mill Road between CSX rail line and I-270*
- Stage C.** Access to Interstate (I-270)  
*Completion of Watkins Mill Road and I-270 Interchange*
- Stage D.** Linkage to Frederick Avenue and Secondary Access to Site  
*Completed extension of Watkins Mill Road from I-270 to Frederick Avenue and extension of Metropolitan Grove Road to the site*
- Stage E.** Local Transit Access  
*Corridor Cities Transit way Constructed to Study Area*

#### Residential Development

SFA: Single Family Attached, 2-4 stories

SFD: Single Family Detached (Townhomes), 2-4 stories

3/2 TH: 3-over-2 Condominium Townhomes, 5 stories, 1 unit on floors 1-2 & 1 unit on floors 3-5

MFC: Multi-Family Condominiums

#### Office Development

Designated as buildings 1-9 on the plan. To include first floor commercial uses.

#### Commercial Development

Includes retail and restaurant uses to be located on the first floor of the office buildings 1-9, as shown on the plan.

#### Hotel/Cinema Complex

Designated as building 10 on the plan (170,000 sq. ft. hotel and 60,000 sq. ft. cinema).

#### Parking

Notes state that, "parking may be provided initially by surface lots to be replaced and/or supplemented with structures parking as density of the project increases."

## D A V I S • C A R T E R • S C O T T

October 13, 2004

Mr. David, Humpton  
City Manager  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, Maryland 20877-2098

Re: Sketch Plan Submission Z-297

Dear Mr. Humpton:

Following up on our meeting with your staff last week, we briefly wanted to describe the three alternative plans which were developed as a result of the DCS led community planning charrette earlier this year for the so called Casey Property West.

As you know, the City had adopted a series of requirements, conditions and exactions applicable to the Casey Foundation West property within the Casey-Metropolitan Grove Special Study Area, which can be found in the Master Plan, special conditions placed on the property, recently adopted master plan themes, City Code, and other City resources. Among those demands was a requirement that a planning charrette be held. Our firm led the charrette meetings, and over the course of a week developed, with input from the community, three alternative development sketch plans which have been submitted as part of Z-297.

The three plans share many similarities in as many elements (e.g., road location, CCT location, school location, etc.) are set forth as requirements within the City's Master Plan and Master Plan Themes. Each utilized the Mixed-use approach under the City's Master Plan for the property. However, there are several differences that distinguish each plan that we wanted to highlight as part of the initial presentation to Council.

Option A is the less intensive option, and utilizes 5 story office and residential buildings within the core, for a very uniform look and height. In keeping with the Master Plan, residential development is all owner occupied.

Option B is the more intensive option, and it gradually increases the office building height from 5 stories to 7 stories to 8 stories to 10 stories as the buildings near the future transit station. This option provides architectural variety and reinforces the importance of the transit station. Like Option A, this option's residential is also all owner occupied.

Option C is the most intensive plan, and is the result of comments from participants in the charrette that the residential density near a transit station should include high density, multi-family residential to support the transit. This option therefore includes two 10-story towers of residential condos.

*Architecture and Interior Architecture*

Davis, Carter, Scott <sup>Ltd.</sup> · 1676 International Drive · Suite 500 · McLean, Virginia 22102 · R.W. Davis (Ret.)

703.556.9275 · Fax 703.821.6976 · [www.dcsd.sign.com](http://www.dcsd.sign.com)



## D A V I S ■ C A R T E R ■ S C O T T

Mr. David Humpton  
 October 13, 2004  
 Page Two

The three options can be summarized as follows:

Option A:

Single Family Detached	49 DU
Single Family Attached Towns	51 DU
Stacked Towns	578 DU
Office	970,000 SF
Retail/Restaurant/Service Office	110,000 SF
Hotel	250 Rooms
Cinema	60,000 SF

Option B:

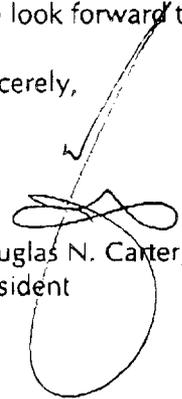
Single Family Detached	49 DU
Single Family Attached Towns	51 DU
Stacked Towns	578 DU
Office	1,426,000 SF
Retail/Restaurant/Service Office	110,000 SF
Hotel	250 Rooms
Cinema	60,000 SF

Option C:

Single Family Detached	49 DU
Single Family Attached Towns	51 DU
Stacked Towns	510 DU
Multifamily Condo Towers	440 DU
Office	1,426,000 SF
Retail/Restaurant/Service Office	110,000 SF
Hotel	250 Rooms
Cinema	60,000 SF

We look forward to seeing you next week at the presentation of the plans before the Council.

Sincerely,



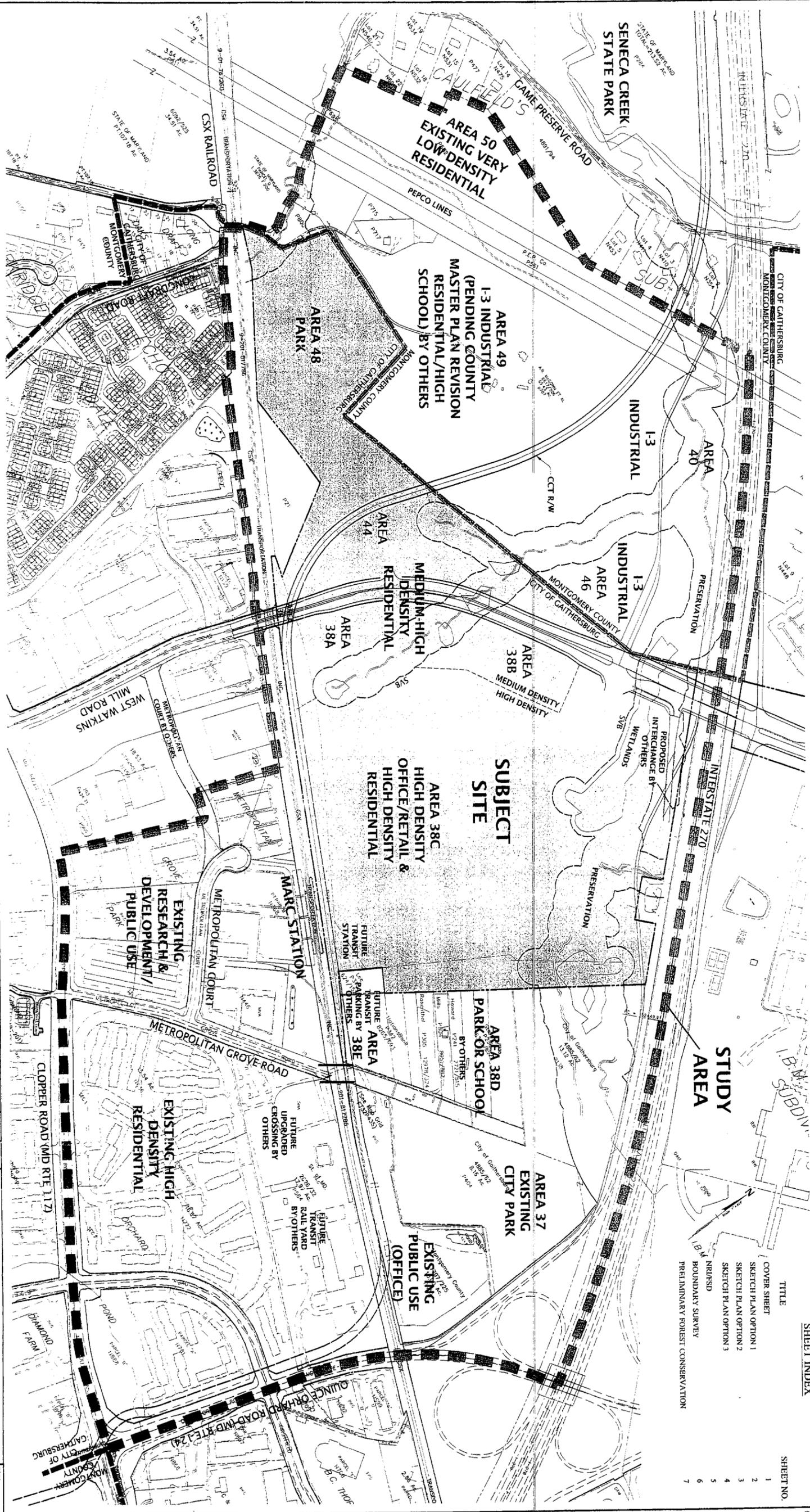
Douglas N. Carter, AIA  
 President

# CASEY PROPERTY WEST

## METROPOLITAN GROVE

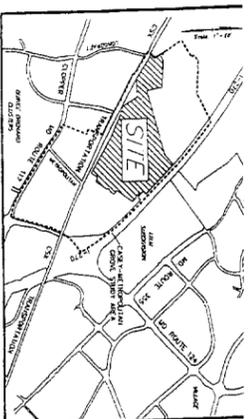
### GAITHERSBURG, MARYLAND

#### MXD - SKETCH PLAN AMENDMENT



**LEGEND**

- CASEY METROPOLITAN GROVE STUDY AREA
- MONTGOMERY COUNTY/CITY OF GAITHERSBURG LIMITS
- SUBJECT SITE (CASEY PROPERTY WEST)
- STREAM VALLEY BUFFER



**SHEET INDEX**

TITLE	SHEET NO.
COVER SHEET	1
SKETCH PLAN OPTION 1	2
SKETCH PLAN OPTION 2	3
SKETCH PLAN OPTION 3	4
NRI/RSD	5
BOUNDARY SURVEY	6
PRELIMINARY FOREST CONSERVATION	7

<p>Client/Developer: JPP Realty Investments, LLC 10000 Park Road, Suite 100 Potomac, Maryland 20854 Ph: (301) 299-2899 Fax: (301) 299-8031 Contact: Mr. Peter J. Henry</p>	<p>Project: CASEY PROPERTY WEST METROPOLITAN GROVE</p>	<p>City of Gaithersburg 9th election district Montgomery County, Maryland</p>
<p><b>RODGERS CONSULTING</b> Financing the value of land assets</p>	<p>DATE: 10-18-04</p>	<p>DATE: 10-18-04</p>

PENGAD-Bayonne, N. J.  
**JOINT EXHIBIT**  
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